

PRICE:£795,000



Kimbers, Lovedean Lane, PO8 9RT

Owned for over 47 years, this well known unique house which reflects the past charm of Lovedean Village. Boasting three / four bedrooms, three reception rooms, kitchen, utility room, bedroom four / craft room, generous plot with two detached garages with overhead storage and one inspection pit.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Entrance Porch
Front door, tiled flooring, glazed lead light effect windows to front and side aspects, internal door to entrance hall.

Entrance Hall
Stairs to the first floor with understairs storage cupboard, radiator, door to original pantry with shelving and double glazed lead light effect window to rear aspect, feature beamed ceiling.

Lounge
W: 10' 11" x L: 13' 11" (W: 3.33m x L: 4.24m)
Feature fireplace with tiled hearth, wood mantle over, glazed lead light effect double doors to front aspect with lead light effect windows to either side, double glazed lead light effect windows to side and rear aspects, three radiators, feature beamed ceiling.

Snug
W: 11' 11" x L: 10' 10" (W: 3.63m x L: 3.3m)
(Maximum measurements). Feature fireplace with tiled hearth and wood mantle over, radiator, display cabinet, additional shelving, double glazed lead light effect window to front aspect, feature beamed ceiling, squared opening to dining room.

Dining Room
W: 13' 9" x L: 10' 10" (W: 4.18m x L: 3.31m)
(Maximum measurements). Double glazed lead light effect window to front aspect, double glazed lead light effect door to side aspect, radiator, feature beamed ceiling.

Kitchen
W: 13' 8" x L: 13' 9" (W: 4.17m x L: 4.19m)
(Maximum measurements). Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl enamel sink unit with mixer tap and drainer, eye level electric double oven with grill and warming drawer below, electric hob with extractor canopy over, space and plumbing for dishwasher, radiator with breakfast bar over, double glazed windows to side and rear aspects, feature beamed ceiling, tiled flooring and principle areas, door to utility room, spiral staircase to first floor art studio / bedroom four.

Art Studio / Bedroom Four
Double glazed lead light effect windows to front and side aspects, double glazed window to rear aspect, radiator.

Utility Room
W: 12' 10" x L: 6' 5" (W: 3.91m x L: 1.95m)
(Maximum measurements). Work surface with space and plumbing for washing machine, space for freestanding fridge and freezer, wall mounted 'Ideal' boiler for central heating, feature beamed ceiling, tiled flooring and to principle areas, door to rear lobby.

Rear Lobby
W: 9' x L: 3' 11" (W: 2.75m x L: 1.18m)
Glazed window to rear aspect, glazed door to side aspect / garden, laminate wood effect flooring, power points.

FIRST FLOOR
Landing, double glazed window to rear aspect, loft access via pull down ladder.

Bedroom One
W: 10' 11" x L: 16' 2" (W: 3.33m x L: 4.93m)
(Maximum measurements into bay window). Double glazed lead light effect bay window to front aspect, double glazed window to rear aspect, radiator, range of fitted bedroom furniture, sink unit set in dresser unit, smoothed ceiling.

Bedroom Two
W: 11' 11" x L: 13' 2" (W: 3.63m x L: 4.02m)
(Maximum measurements into bay window). Double glazed lead light effect bay window to front aspect, fitted wardrobe cupboard, ladder style radiator, sink unit set in dresser unit, textured ceiling.

Bedroom Three
W: 11' 11" x L: 6' 5" (W: 3.64m x L: 1.96m)
Double glazed window to rear aspect, radiator, smoothed ceiling.

Shower Room
W: 5' 10" x L: 5' 6" (W: 1.79m x L: 1.68m)
Suite comprising walk in shower cubicle, wash hand basin set in vanity unit, close coupled low level wc, ladder style radiator, double glazed lead light obscured window to front aspect, tiled flooring and to principle areas, wall mounted extractor fan.

OUTSIDE
The property is located in the middle of a generous plot with two detached garages to either side, with extensive off road parking for multiple vehicles with the remainder of the frontage mainly laid with lawn. The rear garden boasts a raised patio / seating area and covered BBQ, you will also find numerous fruit and vegetable plots as well as two greenhouses and timber garden shed. There is also an external wc.

Double Garage
W: 17' 3" x L: 21' 4" (W: 5.26m x L: 6.5m)
Up and over electric door to the front, power, lighting, window and door to side aspect, staircase leads to extensive overhead storage with windows to front and rear.

Garage/Workshop
W: 11' 2" x L: 19' 2" (W: 3.4m x L: 5.85m)
Two double doors to the front aspect, door to side aspect, glazed windows to side and rear aspect, light, power, car inspection pit, access to loft / storage area.

